



CITY OF
HAYWARD
HEART OF THE BAY

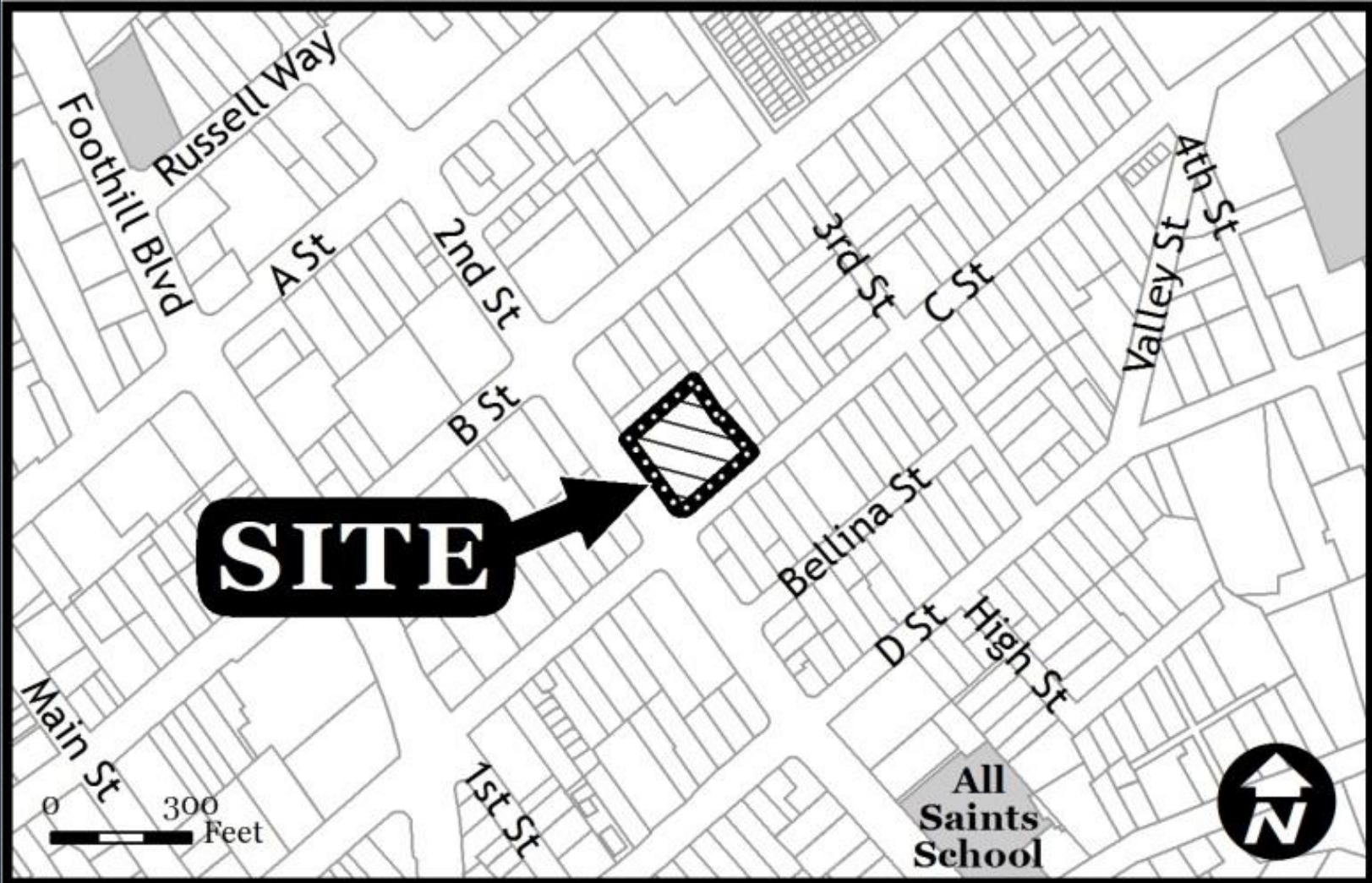
22648 2nd Street
Conceptual Plan Review

Arlynn J. Camire, Associate Planner

Planning Division

Development Services Department







22648 2nd Street

2nd and C Street Elevation



22648 2nd Street

*C Street Elevation and
adjacent Single-Family Home*



22648 2nd Street

East Elevation Adjacent to Single-Family Home and Upper B Street Neighborhood



- **Does the Planning Commission like the Concept?**
- **Do you support the architectural design in the context of the adjacent neighborhood that contains historic homes?**
- **Is there a sufficient mix of residential and retail, including consideration of the lack of ground-floor retail space along C Street and lack of a building design that accentuates those spaces?**



- Would the Commission support the approval of a 5-Story apartment building with the proposed design, density and massing of the structure, given the maximum height and density allowed, and the character of the surrounding neighborhood of one-and two-story homes?
- Would the Commission support the proposed floor plans, height, private, and indoor and rooftop group open space?
- What would you prefer to see on this site?



Rainier Vista: Genesee Apts.



SMR ARCHITECTS

Mixed 3/1 Stacked Flats

50 DU on 0.76 AC

Net Density = 66 DU/AC



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Example of Mixed-Use Design



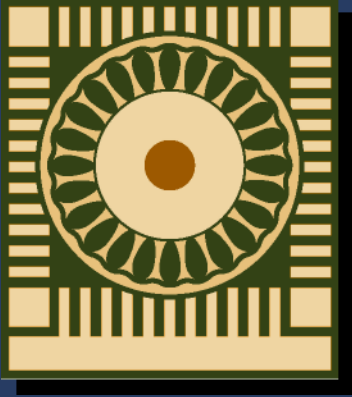
Wittek-Montana and Eden Housing



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2nd and C Streets Elevation





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